

Closing Disclosure

Closing Information

Date Issued 6/16/2021
Closing Date 6/16/2021
Disbursement Date 6/16/2021
Settlement Agent Stewart Title of Montgomery County, Inc.
File # 2130725
Property 10181 Valley Dr.
Willis, TX 77318
Sale Price \$1,773,800

See attached page for additional information

Transaction Information

Borrower Chad Porter and Brandey Porter

Seller Royce J. Hassell and Silvia T. Hassell
1280 Haynes Rd Bldg C
Houston, TX 77066

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing		\$1,773,963.56
01 Sale Price of Property		\$1,773,800.00
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09 City/Town Taxes		
10 County Taxes		
11 Assessments		
12 HOA Dues	6/16/21 to 1/1/22	\$163.56
13		
14		
15		
16		
Due from Seller at Closing		\$394,643.36
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$110,804.95
03 Existing Loan(s) Assumed or Taken Subject to		
04 Payoff of First Mortgage Loan		\$254,187.12
05 Payoff of Second Mortgage Loan		
06		
07		
08 Seller Credit		
09 Other w/Carryover		
10 Premium Adjustment		\$7,289.00
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14 City/Town Taxes		
15 County Taxes		
16 Assessments		
17 Est. Prop Taxes	1/1/21 to 6/16/21	\$22,362.29
18		
19		
CALCULATION		
Total Due to Seller at Closing		\$1,773,963.56
Total Due from Seller at Closing		-\$394,643.36
Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller		\$1,379,320.20

Contact Information

REAL ESTATE BROKER (B)

Name	Realty Associates
Address	1223 Antoine Drive Houston, TX 77055
TX License ID	9004720
Contact	
Contact TX License ID	
Email	
Phone	

REAL ESTATE BROKER (S)

Name	Coldwell Banker United Realtors
Address	21105 Eva Street Montgomery, TX 77356
TX License ID	0441280
Contact	Beverly Smith
Contact TX License ID	373685
Email	bjsmith@cbunited.com
Phone	713-569-2113

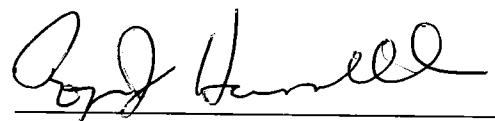
SETTLEMENT AGENT

Name	Stewart Title of Montgomery County, Inc.
Address	2125 North Loop 336 West, Suite 100 Conroe, TX 77304
TX License ID	1877228
Contact	Michelle Taylor
Contact TX License ID	1888000-1308456
Email	michelle.taylor@stewart.com
Phone	936-441-2743

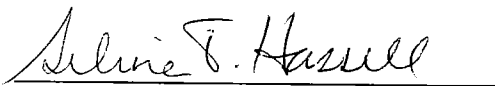
Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01	Title - Delivery Fee to Stewart Title of Montgomery County, Inc.	\$15.00	
02	Title - Document Preparation Fee to Steele, Page & Madeley, PC	\$110.00	
03	Title - Settlement Fee to Stewart Title of Montgomery County, Inc.	\$425.00	
04	Title - Tax Certificate to Stewart Title of Montgomery County, Inc.	\$64.95	
05	Title - Texas Policy Guaranty Fee to Stewart Title Policy Gty Fee	\$2.00	
06			
07			
08			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees Deed: Mortgage:		
02			
F. Prepays			
01	Homeowner's Insurance Premium (mo.)		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance per month for mo.		
02	Mortgage Insurance per month for mo.		
03	Property Taxes per month for mo.		
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	Home Warranty Fee to American Home Shield	\$2,073.00	
02	Homeowners Association Dues to Far Hills MAint Fund	\$50.00	
03	Real Estate Commission Buyer's Broker to Realty Associates	\$53,214.00	
04	Real Estate Commission Seller's Broker to Coldwell Banker United Realtors	\$53,214.00	
05	Title - Owner's Policy (optional) to Stewart Title of Montgomery County, Inc.	\$1,637.00	
06			
07			
08			
09			
10			
11			
12			
13			
J. TOTAL CLOSING COSTS		\$110,804.95	\$0.00

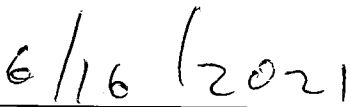
EXHIBIT "A"



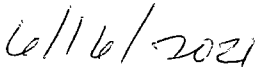
Royce J. Hassell



Silvia T. Hassell



Date



Date

Closing Disclosure Addendum

This addendum supplements the information in your Closing Disclosure.

Closing Information		Transaction Information	
Date Issued	6/16/2021	Borrower(s)	Chad Porter
Closing Date	6/16/2021		
Disbursement Date	6/16/2021		
Settlement Agent	Stewart Title of Montgomery County, Inc.		Brandey Porter
File #	2130725		
Property	10181 Valley Dr. Willis, TX 77318	Seller(s)	Royce J. Hassell 1280 Haynes Rd Bldg C Houston, TX 77066
Sale Price	\$1,773,800		Silvia T. Hassell 12807 Haynes Rd Bldg C Houston, TX 77066

EXHIBIT "A"

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Texas Disclosure

Form T-64

Closing Information Closing Disclosure Issued Date: June 16, 2021 Closing Date: June 16, 2021 GF #: 2130725 Sales Price: \$1,773,800.00 Loan Amount: \$1,419,040.00	Transaction Information Property Address: 10181 Valley Dr., Willis, TX 77318 Borrower(s): Chad Porter and Brandey Porter Address(es): Seller(s): Royce J. Hassell and Silva T. Hassell Address(es): 1280 Haynes Rd Bldg C, Houston, TX 77066
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Lender and Settlement Agent	
Lender: Compass Bank	Settlement Agent: Stewart Title of Montgomery County, Inc.
Address:	Address:

Title Insurance Premiums		
<i>If you are buying both an owner's policy and a loan policy, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the loan policy premium will probably be higher. If you add the two policies' premiums on the Closing Disclosure together, however, the total should be the same as the total of the two premiums on this form.</i>		
<i>The premiums are different on the two forms because the Closing Disclosure is governed by the federal law, while this form is governed by Texas law. The owner's policy and loan policy premiums are set by the Texas commissioner of insurance. When you buy both an owner's policy and a loan policy in the same transaction, you are charged the full premium for the owner's policy but receive a discount on the loan policy premium. Federal and Texas law differ on where the discount is shown. Texas law requires the discount to be reflected in the loan policy premium, while federal law requires the discount to be reflected in the owner's policy premium.</i>		
Title Agent: Stewart Title of Montgomery County, Inc.	Owner's Policy Premium \$ 8,926.00	
Underwriter: Stewart Title Guaranty Company	Loan Policy Premium \$ 100.00	
	Endorsements \$ 444.45	
	Other \$	
	TOTAL \$ 9,470.45	
Of this total amount: 15% will be paid to the Underwriter; the Title Agent will retain 85%; and the remainder of the premium will be paid to other parties as follows:		
Amount (\$ or %)	To Whom	For Services

Fees Paid to Settlement Agent			
<i>Fees Paid to Settlement Agent on the Closing Disclosure include:</i>			
Settlement Fee	\$850.00	Tax Cert	\$64.95
Guaranty Fee	\$4.00	Delivery fee	\$30.00
E-record fee	\$8.46		

EXHIBIT "A"

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

Real Estate Commission Disbursement	
Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:	
	Coldwell Bank Realty / Beverly Smith
	Realty Associates/Brandy L Porter

Other Disclosures			
Although not required, this section may be used to disclose individual recording charges included on Line 01 of Section E of the Closing Disclosure, or to disclose a breakdown of other charges that were combined on the Closing Disclosure:			
Document Name	Recording Fee	Document Name	Recording Fee
Deed	\$15.00	Deed of Trust	\$71.00
Notice to Purchasers	\$15.00		
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		
Title - Loan Policy Endorsements	Not Payable Taxes Charge only No Form		\$5.00
	T30 Tax Deletion STG		\$20.00
	T36 EPL STG		\$25.00
	T17 PUD STG		\$25.00
	T19 r 1 14 REM STG		\$369.45
Title - Owners Policy Endorsements			

The Closing Disclosure was assembled from the best information available from other sources. The Settlement Agent cannot guarantee the accuracy of that information.


Tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or are estimates for current year. If there is any changes for the current year, all necessary adjustment must be made directly between Seller and Borrower, if applicable.


I (We) acknowledge receiving this Texas Disclosure and the Closing Disclosure. I (We) authorize the Settlement Agent to make the expenditures and disbursements on the Closing Disclosure and I (we) approve those payments. If I am (we are) the Borrower(s), I (we) acknowledge receiving the Loan Funds, if applicable, in the amount on the Closing Disclosure.

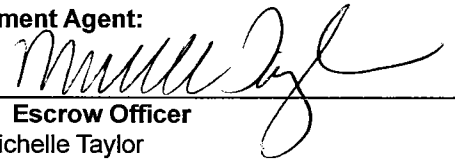
Borrower:

Chad Porter


Brandy Porter

Seller:

Royce J. Hassell


Sylvia T. Hassell

Settlement Agent:
By: 
Escrow Officer
Michelle Taylor